

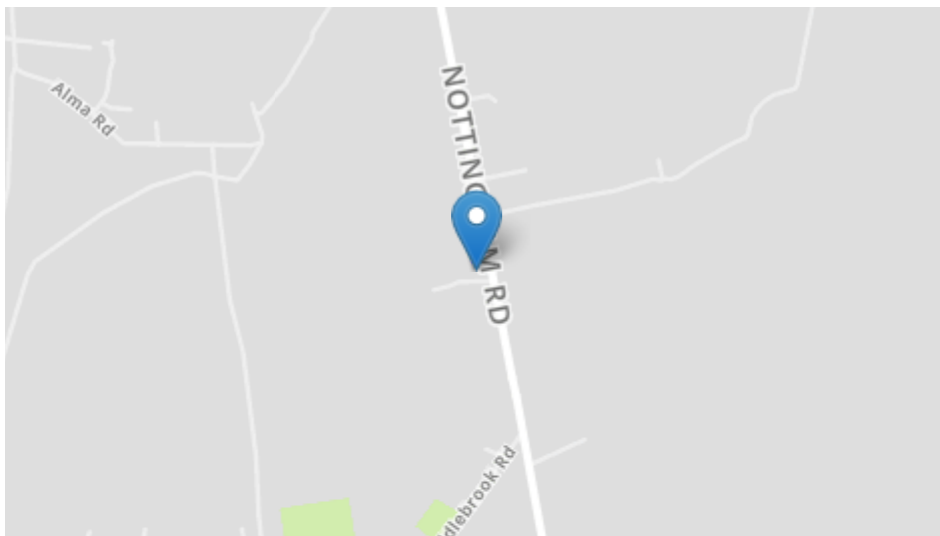
Nottingham Road, Underwood, Nottingham, NG16 5GZ

Offers Over £210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Conservatory
- Ample Off Road Parking
- Character & Charm Throughout
- Popular Residential Location
- Excellent Motorway Links
- No upward chain

Our Seller says....

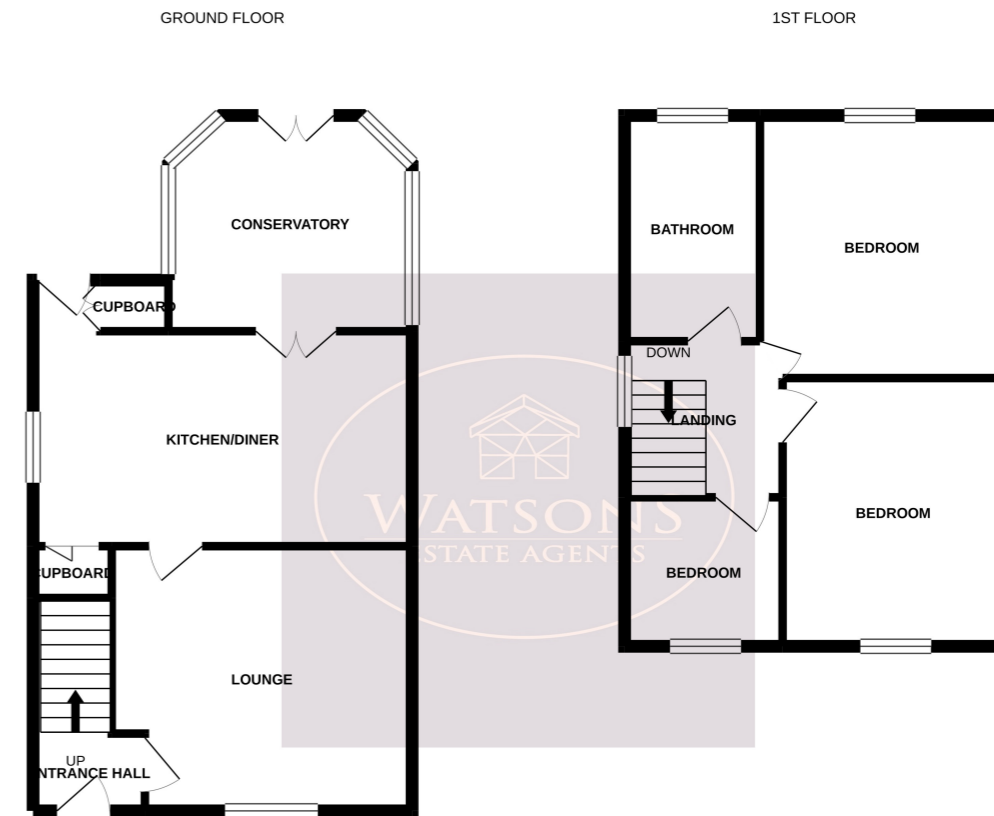
want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 26720606

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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\*\*\* LOCATION, LOCATION, LOCATION! \*\*\* This traditional style semi detached house would be a perfect first home or step up the ladder for any individuals who are looking for a countryside setting whilst still being within easy reach of local amenities. Accommodation to the ground floor in brief comprises; an entrance hall, lounge, open plan kitchen diner, with a conservatory overlooking the rear garden. On the first floor, the landing leads to the 3 bedrooms - 2 of which are double - and a three-piece family bathroom. Externally, the rear garden offers a good level of privacy as well as a fantastic space to entertain family and friends on the gravel and patio areas. The front of the property is greeted by open country views and a driveway with space for multiple vehicles. This property must be viewed to truly appreciate both the space and location on offer. Contact our team today to arrange your viewing!

## Ground Floor

### Entrance Hall

Composite entrance door, stairs to the first floor and door to the lounge.

### Lounge

4.21m (into the bay) x 4.19m (13' 10" x 13' 9") Feature brick built chimney breast with inset space for multi fuel burner, exposed wooden flooring, radiator and door to the dining kitchen.

### Dining Kitchen

5.27m x 3.29m (17' 3" x 10' 10") A range of matching wall & base units, work surfaces incorporating a one & quarter bowl ceramic sink & drainer unit. Integrated fridge freezer and dishwasher. Space & connections for Range style cooker with extractor over, under stairs storage/walk in pantry with plumbing for washing machine. Feature wooden fire place with inset multi fuel burner, tiled flooring, ceiling spotlights and airing cupboard housing the combination boiler. UPVC double glazed window to the side, door to the rear garden and door to the conservatory.

### Conservatory

3.16m x 2.94m (10' 4" x 9' 8") Brick & uPVC double glazed construction, tiled flooring, radiator and French doors to the rear garden.

## First Floor

### Landing

UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms and

bathroom.

### Bedroom 1

3.77m x 3.12m (12' 4" x 10' 3") UPVC double glazed window to the front, feature cast iron fire place, fitted sliding door wardrobes and radiator.

### Bedroom 2

3.4m (to the wall) x 3.49m (11' 2" x 11' 5") UPVC double glazed window to the rear, 2 fitted double wardrobes, exposed brick built chimney breast and hearth.

### Bedroom 3

2.12m x 2.04m (6' 11" x 6' 8") UPVC double glazed window to the front, radiator and ceiling spotlights.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear, ceiling spotlights, radiator and extractor fan.

### Outside

To the front of the property is a tarmacadam and gravel driveway providing ample off road parking. Double wooden gates lead to the side of the property and provides further secure parking. The rear garden comprises of a paved patio, lawn, gravel sections, external tap, power point and timber shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.